

9 Oak Drive, Bramhall

£820,000 Freehold

1930's DETACHED • FOUR BEDROOMS, TWO BATHROOMS • SITTING ON THE BRAMHALL/CHEADLE HULME BORDER • CATCHMENT FOR CHEADLE HULME HIGH SCHOOL • LARGE SOUTH-EAST FACING GARDEN • THREE GENEROUS RECEPTION ROOMS • OPEN-PLAN DINING KITCHEN • GENEROUS DRIVEWAY



1930's architecture at its finest, with large bay windows and charming fireplaces. This wonderful detached home sits on a commanding plot on the Cheadle Hulme/Bramhall border, in catchment for the highly sought-after Cheadle Hulme High School. With a large driveway and a private rear garden, this home offers superb space with immaculate and versatile accommodation over two floors.

Council Tax band: F

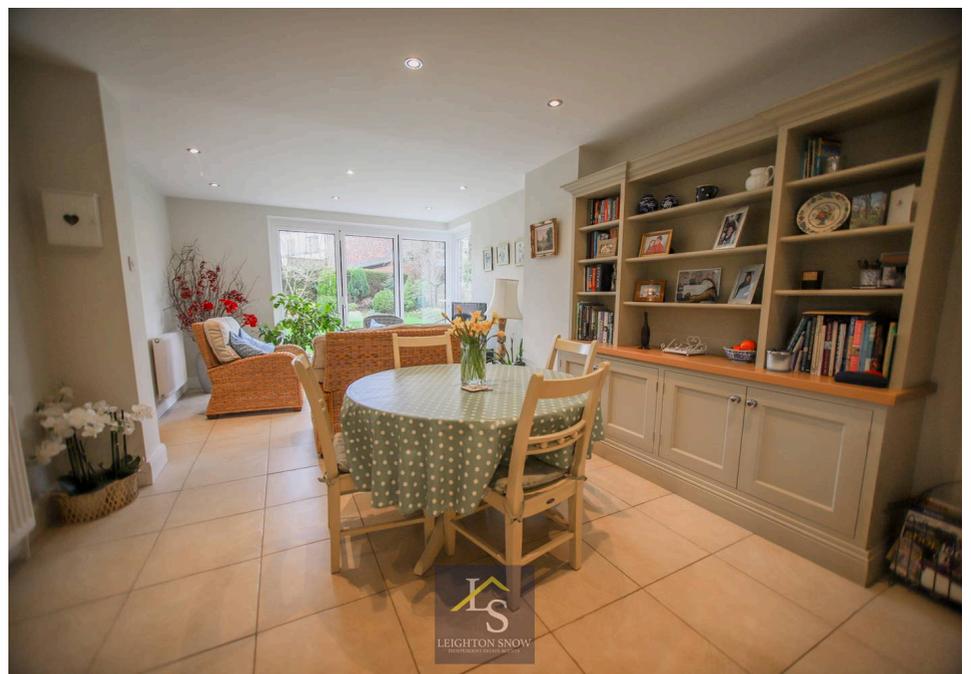
Tenure: Freehold

EPC Energy Efficiency Rating: D

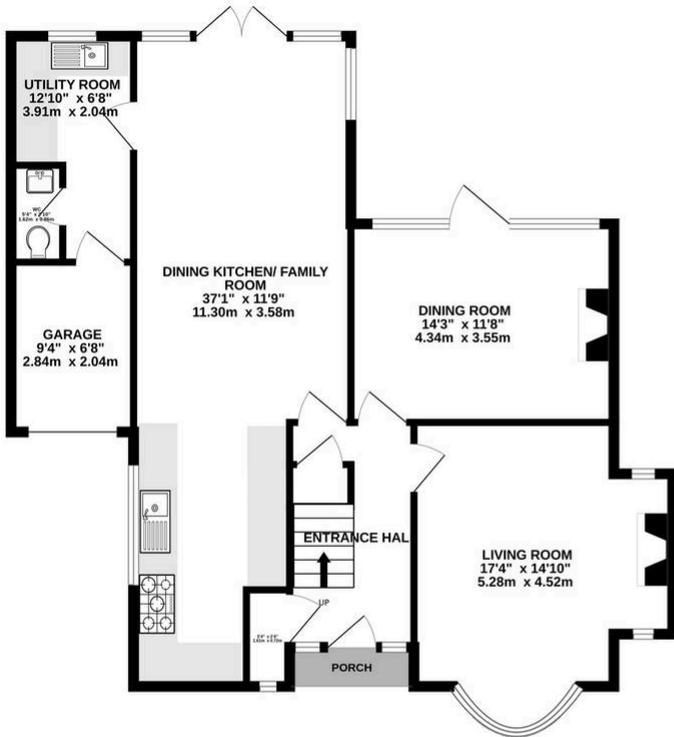
EPC Environmental Impact Rating: D



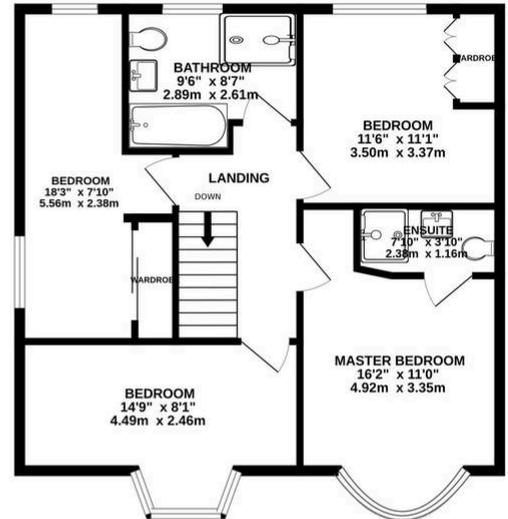
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GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Positioned on a popular road on the Bramhall/Cheadle Hulme border is this wonderful 1930's detached home. Curved brickwork over the entrance offers a glimpse of the era the home dates back to, and an indication of the character inside. The property has been kept updated offering all the modern comforts in high demand such as open-plan kitchen and en-suite bathroom, whilst retaining its period charm with its high ceilings and picture rails.

Two large reception rooms sit off the entrance hallway, with the living room at the front offering a charming bay and ingel nook fireplace with intricate marble surround, and the dining room at the rear with cast iron fireplace and patio doors leading out to the rear garden. Adjacent to the dining room is the open-plan dining kitchen, this is a light and spacious room with a glorious sitting area with doors and windows providing access out and beautiful views over the garden. There is plenty of space for a dining table and chairs whilst the kitchen itself offers bespoke solid wood cupboards and drawers with integrated NEFF appliances. Off the kitchen sits a large utility room, WC and internal access to the garage store at the front of the property.

A solid oak and glass balustrade leads up to the first floor where there are three large double bedrooms, a fourth single as well as two bathrooms. The master bedroom boasts fitted furniture and a modern en-suite shower room with Grohe shower. The family bathroom is a four piece suite with Porcelain tiling and a Matki shower within a large walk-in enclosure, wash hand basin set within a large vanity and WC.

Externally the rear garden is a stunning space with a south-easterly facing aspect and an assortment of well-established borders and two paved patio areas. Mature trees offer a private screening whilst wooden fencing provides a secure space. There is access down the side of the house where a wooden shed and bin storage can be found. The driveway at the front sits behind a short brick wall and offers super off-road parking.

PROPERTY MISDESCRIPTIONS ACT 1991 For clarification, Leighton Snow Agents wish to inform prospective purchasers, that we have not carried out a detailed survey, nor have we tested any of the appliances or heating system and cannot give any warranties as to their full working order. Purchasers are advised to obtain independent specialist reports if they have any doubts. All measurements are approximate and should not be relied upon for carpets or furnishings



